

Planning Commission Meeting
January 9, 2014
Verbatim Excerpt

ST09-III-UP1 (A) – COMPREHENSIVE PLAN AMENDMENT (RESTON TRANSIT STATION)

Decision Only During Commission Matters
(Public Hearing held on November 13, 2013)

Commissioner de la Fe: Thank you, Mr. Chairman. The second decision has to do with ST09-III-UP1 (A), Comprehensive Plan Amendment related to the Reston Transit Stations in the Hunter Mill District. The public hearing on this was held on November 13th, 2013, and we deferred decision in order to incorporate as many of the comments that we made and to try to satisfy as many of the folks that commented as we could. We have, I believe – are now ready to move on this. You have received a document which – I think your copy has a yellow copy dated January 9th, which all of the changes that have been made. Attached to that document is also a sheet that – a number of sheets that show the changes that were made. And I have not heard from anybody so I trust that everybody is satisfied with this. However, since we're – you know, something with 115 pages is never finished – tonight you received four pages, which look like this and I will incorporate into my motion. Please be assured that all of these are truly edits and, you know, typographical errors, things that were underlined that shouldn't have been underlined, capitals that weren't there – you know, that kind of stuff that really – you know, the things to clarify and perfect the document. So with that in mind, I will move ahead to my main motion and I will have some follow-on motions after that. Mr. Chairman, for the past four years, the Reston Master Plan Special Study Task Force, along with members of the community and County staff, has been working – worked diligently on updating the Comprehensive Plan's guidance for Reston in preparation for the operation of Metrorail's Silver Line service. Plan Amendment ST09-III-UP1 (A), the first part of a two-phase study of the Reston Master Plan, addresses the Reston-Herndon Suburban Center, which consists of approximately 1,700 acres bisecting the community of Reston along the Dulles Airport Access and Toll Road. The proposed amendment plans the area as three contiguous Transit Station Areas, which are located proximate to the Wiehle East, Reston Town Center, and Herndon Metrorail Stations. It's officially known as the Herndon Metrorail and most of us in Reston like to call it the Reston West Herndon, but the official name is the Herndon Metrorail Station. Sorry, Mr. Donahue. You're leaving anyways. Staff presented the draft Plan text, which was supported by the Task Force, at the Planning Commission public hearing on November 13th. Subsequently, we have reviewed the extensive public testimony and distributed to the Commission my proposed mark-up of the proposed Plan text. This mark-up is found in the document that I referenced before entitled, "Reston Transit Station Areas Comprehensive Plan Text," dated January 9th, 2014. For the Commission's benefit, I have shown my changes to the staff and Task Force recommendations using underlines and strikethroughs. This mark-up text is supportive of the staff and Task Force recommendation and responds to some of the specific comments from the public. Many of the revisions are editorial in nature or meant to help clarify the Plan text. These changes have been summarized and are included with my proposed mark-up as Attachment I. Therefore, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE "RESTON TRANSIT STATION AREAS COMPREHENSIVE PLAN

TEXT” DATED JANUARY 9TH, 2014. THIS PROPOSED TEXT WILL REPLACE THE CURRENT PLAN GUIDANCE FOR THE RESTON-HERNDON SUBURBAN CENTER AND TRANSIT STATION AREAS CURRENTLY FOUND ON PAGES 28 THROUGH 80 OF THE AREA III PLAN, UPPER POTOMAC PLANNING DISTRICT. IN ADDITION, I MOVE THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF SEVERAL OTHER PROPOSED CHANGES, AS SPECIFIED IN ATTACHMENT II OF THE MARK-UP PLAN TEXT WHICH ALIGNS, MAPS, FIGURES, AND REFERENCES IN OTHER SECTIONS OF THE PLAN WITH THE PROPOSED NEW PLAN TEXT AND RECOMMENDATIONS. AND FINALLY, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THE ADOPTION OF THE STAFF-IDENTIFIED EDITS OF TYPOS AND GRAMMAR, WHICH I’VE DISTRIBUTED TONIGHT.

Commissioner Litzenberger: Second.

Chairman Murphy: Seconded by Mr. Litzenberger. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it adopt ST09-III-UP1 (A), say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(The motion carried by a vote of 12-0.)

JLC